

**DOC # 0207038**

11/22/2006

01:51 PM

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee: \$16.00

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RPTT:

Recorded By: FES

Book- 0448 Page- 0094

Order No.: 9015-2288321

APN: 007-250-26

**WHEN RECORDED MAIL TO:**

SOUTHLAND INVESTMENT

TRUST DANIEL NOCIARO

3035 BEL AIR DRIVE

LAS VEGAS, NEVADA 89109

**MAIL TAX STMT. TO:**

"TRUSTOR"



0207038

T-5-2057380

## **SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

(Note not set out)

THIS DEED OF TRUST, made this 16<sup>th</sup> day of November, 2006, between Wild Balance Corp., a Nevada corporation, herein called TRUSTOR, whose address is 16025 Tour Maline Drive, Reno, Nevada 89521.

**NATIONAL TITLE CO.**, a Nevada Corporation, herein called TRUSTEE, and **SOUTHLAND INVESTMENT TRUST, DANIEL A. NOCIARO**, TRUSTEE

, herein called BENEFICIARY,

WITNESS: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Eureka County, Nevada, described as:

That portion of Section 4, Township 21 North, Range 54 East, M. D. B. & M., Eureka County, Nevada, described as follows:

Parcel 6-1 as shown upon the Parcel Map for Wild Balance Corp., recorded June 6, 2006 as File 205170, in the Office of the Recorder in Eureka County, Nevada.

"SEE ATTACHED DUE ON SALE CLAUSE"

TOGETHER WITH ALL APPURTENANCES in which Trustor has any interest, including water rights benefiting said realty, represented by shares of a company or otherwise; and,

TOGETHER WITH the rents, issues and profits, thereof, reserving the right to collect and use the same, except during continuance of some default hereunder, and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor incorporated by reference or contained herein. (2) Payment of the indebtedness evidenced by one (1) Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of TWENTY FIVE THOUSAND and no/100-dollars (\$25,000.00) executed by Trustor in favor of Beneficiary, or order. (3) Payment of such additional sums as may hereafter be advanced for the account of Trustor in favor of Beneficiary with interest thereon.

DUE ON SALE CLAUSE

IN THE EVENT THE HEREIN DESCRIBED PROPERTY, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, IS SOLD, AGREED TO BE SOLD, CONVEYED OR ALIENATED BY THE PAYOR/TRUSTOR, OR BY THE OPERATION OF LAW OR OTHERWISE, ALL OBLIGATIONS SECURED BY THIS INSTRUMENT, IRRESPECTIVE OF THE MATURITY DATES EXPRESSED THEREIN, AT THE OPTION OF THE HOLDER HEREOF, AND WITHOUT DEMAND OR NOTICE, SHALL IMMEDIATELY BECOME DUE AND PAYABLE.



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TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution of this Deed of Trust, that provisions numbered (1) to (16), inclusive of the Master Form Deed of Trust, recorded on the 20th day of November, A.D. 1986, in Book 861120 as Document No. 00354, of the Official Records in the Office of the County Recorder of Clark County, Nevada, or the same sample Deed of Trust recorded of Official Records in the Office of the County Recorder of Eureka County, Nevada, are each and all hereby incorporated herein by reference and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations and parties set forth in this Deed of Trust.

The parties agree that with respect to provisions 16, the amount of fire insurance required by covenant 2 shall be, and with respect to attorneys' provided for by covenant 7 the percentage shall be 100%.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

WILD BALANCE CORP., A NEVADA  
CORPORATION BY:

  
LESTER GROSSMAN, PRESIDENT

STATE OF NEVADA

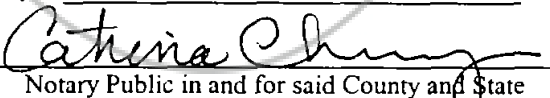
COUNTY OF CLARK

Washoe

} SS

This instrument was acknowledged before me on  
November 17, 2006

by: LESTER GROSSMAN

  
Notary Public in and for said County and State



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